

**From:**  
**To:** [Kissner, Benjamin](#)  
**Subject:** 2169/2175 Ghent Ave Development Application  
**Date:** December 8, 2024 11:37:08 AM

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Good Morning

This morning we had a letter delivered to our house regarding the subject development application. (Small point the diagram of the “subject lands” I think incorrectly shows a property in the Maple Ave and Hammond area.) We participated in the “pre-application” conference call that we were pleased to have the Mayor participate in. We voiced our concerns during that call which could be summarized as: too small a parcel for too many units, too high density, loss of multiple mature trees, multiple setback variances, etc., which you have identified in your letter. We also raised a specific concern given our property’s location vis the close proximity of the then proposed amenity area. To his credit, the developer/owner Mr Ryan Small came to our house to personally discuss our concerns. After that discussion he agreed to move the amenity area (and also the garbage building to appease another neighbour) in exchange for our support. Our assumption is that the proposed project will ultimately proceed despite the non-compliant variances. In a macro sense the City needs more developments like this (increased intensification, more rental properties, etc.) so we agreed not to object to the development. The existing dwelling on the site of 2169 is satisfactory, most of the time, but there isn’t much very attractive about 2175 other than many mature trees. Perhaps a new development of some quality will add positively to the neighbourhood especially if something acceptable happens with the vacant property across the street on Ghent, undeveloped for what seems like 15+ years. Mr. Smalls told us the property has been sold and that possibly some development would be on the horizon. Good news!

Regards,

**From:**  
**To:** [Kissner, Benjamin](#)  
**Subject:** 2169-2175 Ghent Avenue Proposal Feedback; File: 505-07/24 & 520-14/24  
**Date:** January 2, 2025 9:07:23 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Planner on file, Benjamin Kissner,

I am writing this email to comment, provide feedback and also gain clarity towards the proposed development plan that is being proposed at the site address, 2169-2175 Ghent Avenue.

As a homeowner in the location there are a number of items that raise questions and concerns for me as a development of this scale in this location may introduce unprecedented effects on existing residents. These are the immediate questions I have that I would like further clarification on:

1. With an apartment style building of this size in this small residential area would there be any plans or proposals alongside this development that would address the increase in water, electricity and gas usage for existing residents?
2. What entity would manage this property?
3. Does the City have any plans or commitments to increase Community resources in conjunction with this development should it be approved? With an increase to the community through apartment style residences, what community support would be offered?

Overall, my position on this proposal airs on the side of negativity as there appears to be limited consideration towards community and resource effects to existing residents; it will surely affect different things ranging from increase of traffic, utilities to even community resources such as schools/recreation centre/parks/etc.

I would very much appreciate it if the planning officials can provide further details around community resources and clarity around the number of units being proposed. From my interpretation there would be 24 units totals amongst the two new buildings.

Best regards,

**From:**  
**To:** [Kissner, Benjamin](#)  
**Subject:** File 505-07/24 & 520-14/24  
**Date:** December 18, 2024 10:08:26 AM

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Good morning,

While we do support the need for more rental housing in Burlington, we do feel the planning application submitted by Corbett Land Strategies is too dense for the site.

We regret that several very large trees will be sacrificed to the development, especially in light of the City's commitment to increase its tree canopy.

We have met with the developer/owner and appreciate his understanding of neighbours' concerns and his willingness to make changes to the plan, such as moving the transformer away from the adjacent property. It appears that some care has been taken to ensure the buildings are attractive, which we do appreciate.

Sincerely,

Sent from my iPad

**From:**  
**To:** [Kissner, Benjamin](#)  
**Cc:** [Kearns, Lisa](#)  
**Subject:** File: 505-07/24 & 520-14/24  
**Date:** December 9, 2024 4:58:16 PM

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Hi Benjamin,

I wanted to express my dissatisfaction with the proposed plan for 2169-2175 Ghent Avenue. It's a very poor use of space and not a very appealing design. I am particularly against the rezoning of the land from low density to medium density. We just moved to the neighbourhood in the spring. One of the reasons we chose this area and not something closer to downtown is due to the fact that most of it is zoned low density.

The developer should seek land that is already zoned for this type of building. For example the empty lot directly across the street from this proposal that is already zoned for medium density.

I am strongly against the proposed development plan, particularly the rezoning of the land and ask that the application be refused.

Thank you,

**From:**  
**To:** [Kissner, Benjamin](#)  
**Cc:** [Kearns, Lisa](#)  
**Subject:** Planning Application File: 505-07/24 & 520-14/24  
**Date:** December 19, 2024 5:40:20 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Benjamin,

I am emailing to provide community feedback on the Planning Application File # 505-07/24 & 520-14/24. I do not support making changes to zoning RM3 for the proposed project on 2169-2175 Ghent Avenue by Corbett Land Strategies for the reasons listed below.

### **Unreasonable Exemption Request Test**

I understand approving small zoning exemptions; however, all of the changes being proposed in this application are not small based on the percentage breakdowns listed below (except the one less parking space request). The majority are substantial ranging up to 58% in scope. Therefore in my opinion (and I hope the City of Burlington's opinion) deemed unreasonable.

- 58% Lot Area Reduction (i.e. From 0.4ha to 0.17)
- 40% Minimum Yard Setback Reduction (i.e. from 7.5m to 4.5.)
- 56% Minimum Side Yard Setback Reduction (From 4.5m to 2m)
- 15% Minimum Side Yard Abutting R2 Zone Reduction (i.e. From 12m to 10.17)
- 30% Minimum Landscape Buffer Reduction (i.e. from 6m to 4.18m)
- 6% Minimum Parking Reduction (i.e. from 17 to 16 spaces)
- 40% Density Increase (i.e. from 50 units/ha to 70 units/ha)
- 21% Minimum Amenity Area (i.e. from 450m<sup>2</sup> to 355.27m<sup>2</sup>)
- 52% Minimum Privacy Area (i.e. from 120 m<sup>2</sup> to 57.6m<sup>2</sup>)

### **Too Big for the Space:**

The proposed development is clearly much too big to be built on a property of this size based on the above zoning change request percentages listed.

### **Not a Done Deal**

It is my understanding that the two existing proposed low-rise single dwelling properties on Ghent Avenue which are being used in this application are not finalized sales. They are final sale on condition of the City of Burlington changing its existing zoning regulations to allow the developer to build an oversized project on this land. It will not surprise the applicant based on their own condition of sale specifications if the City of Burlington turns down their application. It is a reasonable response to such an application.

Thank you for inviting the community to provide feedback on this application process. Please note, I've cc'd Lisa Kearns, the local City Councillor for Ward 2 on this email so she has my

feedback as well.

Sincerely,